

Recorded at the request of:  
East Bay Regional Park District

After recording return to:  
East Bay Regional Park District  
2950 Peralta Oaks Court  
Oakland, CA 94605

Mail Tax Statement to:  
East Bay Regional Park District  
2950 Peralta Oaks Court  
Oakland, CA 94605

EXEMPT FROM RECORDING FEES PURSUANT TO GOVERNMENT CODE SECTION 27383 AND EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$ 0.00

APN: 057-060-017

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged,

**CONTRA COSTA COUNTY**, a political subdivision of the State of California, organized under the laws of the State of California,

**Does hereby remise, release and forever quitclaims, to East Bay Regional Park District** all of its rights, title and interest in the following described real property in County of Contra Costa, State of California, more particularly described as follows:

All of the development rights conveyed in that Grant Deed of Development Rights (Golf Course) recorded on February 22, 1999, as Recorder's Series Number 99-0047923.

**FOR DESCRIPTION SEE ATTACHED GRANT DEED OF DEVELOPMENT RIGHTS DOCUMENT.**

CONTRA COSTA COUNTY

Date: \_\_\_\_\_

By \_\_\_\_\_  
Warren Lai, Public Works Director

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA ) §  
COUNTY OF CONTRA COSTA ) §

On \_\_\_\_\_ before me, \_\_\_\_\_ Deputy Clerk, Contra Costa County, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_  
Deputy Clerk

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Recorded at the request of:  
Contra Costa County  
Public Works Department  
Engineering Services Division  
Return to:  
Public Works Department  
Records Section

Area: Antioch  
Project: MS980006 & LP982030  
APN: 07-010-028 & 029,  
57-060-011 & 012,  
57-070-001, 002 & 008

CONTRA COSTA Co Recorder Office  
STEPHEN L. WEIR, Clerk-Recorder

DOC - 99-0047923-00  
Monday, FEB 22, 1999 10:33:09

FRE \$0.00;  
Ttl Pd \$0.00

Nbr-0000441971  
enc/R9/1-5

**GRANT DEED OF DEVELOPMENT RIGHTS  
(Golf Course)**

For value received, **Roddy Ranch Public Financing Authority** hereby grants to the **County of Contra Costa**, a government subdivision of the State of California and its governmental successors, the **Contra Costa County Agricultural Trust** and the **California Department of Fish and Game** (Grantees) the future development rights, as defined herein below, over a portion of that real property situated in the County of Contra Costa, State of California and more particularly described in Exhibit "A" and shown on Exhibit "B".

Development rights are defined to mean and refer to the right to disapprove of any proposed construction, development or improvement, except for the construction of the golf course and ancillary uses permitted under County Land Use Permit LP982030, on the parcel of land described in Exhibit "A" and shown on Exhibit "B". The development rights are and shall be a form of covenant which shall run with the said property and shall bind the current owner and any future owners of all, or any portion, of the said property.

The undersigned executed this instrument on January 5, 1999 (Date).

**Roddy Ranch Public Financing Authority,  
a joint exercise of powers authority.**

By Terrence Bates  
Terrence Bates, Executive Director and Secretary.

CALIFORNIA ACT - PURPOSE ACKNOWLEDGEMENT

<p>State of <u>California</u>  County of <u>Merced</u>  on <u>25/99</u> before me, <u>Carmelina Mc Kee</u>  DATE NAME, TITLE OF OFFICER E.G. "JANE DOE, NOTARY PUBLIC"  personally appeared <u>W. Terrence Bates</u>  NAME(S) SIGNER(S)  <input checked="" type="checkbox"/> personally known to me - OR - <input type="checkbox"/> provided to me on the basis of satisfactory evidence to</p> <p>be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument</p> <p>WITNESS my hand and official seal,  <u>Carmelina Mc Kee</u>  SIGNATURE OF NOTARY</p>	<p>OPTIONAL SECTION</p> <p>CAPACITY CLAIMED BY SIGNER</p> <p>Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.</p> <p><input type="checkbox"/> INDIVIDUAL  <input type="checkbox"/> CORPORATE OFFICER(S)</p> <p>TITLE(S) _____</p> <p><input type="checkbox"/> PARTNER(S)    <input type="checkbox"/> LIMITED  <input type="checkbox"/> GENERAL</p> <p><input type="checkbox"/> ATTORNEY-IN-FACT  <input type="checkbox"/> TRUSTEE(S)  <input type="checkbox"/> GUARDIAN/CONSERVATOR  <input type="checkbox"/> OTHER: _____</p> <p>SIGNER IS REPRESENTING:  NUMBER OF PERSONS OR ENTITIES _____</p>
<p>THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT AT RIGHT</p> <p>OPTIONAL SECTION</p> <p>TITLE OR TYPE OF DOCUMENT _____</p> <p>NUMBER OF PAGES _____ DATE OF DOCUMENT _____ SIGNER(S) OTHER _____</p> <p>THAN NAMED ABOVE</p> <p><small>Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent attachment of this form.</small></p>	

INSTRUCTIONS TO NOTARY

The following information is provided in an effort to expedite processing of the documents. Signatures required on documents must comply with the following to be acceptable to Contra Costa County.

- I. **FOR ALL SIGNATURES** - The name and interest of the signer should be typed or printed BENEATH the signature. The name must be signed exactly as it is typed or printed.
- II. **SIGNATURES FOR INDIVIDUALS** - The name must be signed exactly as it is printed or typed. The signer's interest in the property must be stated.
- III. **SIGNATURES FOR PARTNERSHIPS** - Signing party must be either a general partner or be authorized in writing to have the authority to sign for and bind the partnership.
- IV. **SIGNATURES FOR CORPORATIONS**  
Documents should be signed by two officers, one from each of the following two groups:
  - GROUP 1.
    - (a) The Chair of the Board
    - (b) The President
    - (c) Any Vice-President
  - GROUP 2.
    - (a) The Secretary
    - (b) An Assistant Secretary
    - (c) The Chief Financial Officer
    - (d) The Assistant Treasurer

If signatures of officers from each of the above two groups do not appear on the instrument, a certified copy of a resolution of the Board of Directors authorizing the person signing the instrument to execute instruments of the type in question is required. A currently valid power of attorney, notarized, will suffice.

Notarization of only one corporate signature or signatures from only one group, must contain the following phrase:  
"...and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors".

g:\engvs\forms\notary.new  
Revised 7/04

**EXHIBIT "A"**  
**GRANT DEED OF DEVELOPMENT RIGHTS**  
**AREA DESCRIPTION - GOLF COURSE PARCEL**  
**(MS-98-0006)**

Being a portion of Sections 17, 18, 19, and 20, Township 1 North, Range 2 East, Mount Diablo Base and Meridian, and a portion of Subdivision 6402, filed November 26, 1985, in Book 296 of Maps at Page 47 (296 M 47), Records of Contra Costa County, State of California, described as follows:

Beginning at the southeast corner of Lot 1 of said Subdivision 6402 (296 M 47); thence from said **POINT OF BEGINNING** North 61° 36' 54" West, 276.66 feet; thence South 53° 31' 48" West, 232.39 feet; thence North 33° 58' 12" West, 710.32 feet; thence South 89° 31' 48" West, 338.10 feet; thence South 55° 31' 48" West, 310.04 feet; thence South 22° 04' 52" West, 732.21 feet; thence South 40° 31' 48" West, 910.00 feet; thence South 00° 28' 12" East, 160.00 feet; thence South 72° 46' 27" East, 686.94 feet; thence North 75° 31' 48" East, 311.69 feet; thence South 24° 28' 12" East, 220.00 feet; thence South 77° 28' 12" East, 345.00 feet; thence South 63° 38' 40" East, 607.10 feet; thence South 40° 56' 46" East, 154.91 feet; thence South 80° 42' 01" East, 116.79 feet; thence South 42° 06' 49" East, 297.43 feet; thence South 63° 24' 54" East, 765.02 feet; thence North 80° 35' 06" East, 100.00 feet; thence South 60° 24' 54" East, 716.20 feet; thence South 42° 43' 28" East, 191.87 feet; thence South 82° 43' 55" East, 153.54 feet; thence South 60° 24' 54" East, 358.97 feet; thence South 85° 24' 54" East, 160.00 feet; thence North 60° 59' 41" East, 650.00 feet; thence North 89° 31' 48" East, 144.38 feet; thence North 37° 05' 32" East, 300.70 feet; thence North 14° 40' 33" West, 100.00 feet; thence North 20° 33' 01" East, 400.00 feet; thence North 35° 15' 58" East, 551.18 feet; thence North 19° 28' 12" West, 297.48 feet; thence North 68° 28' 12" West, 275.00 feet; thence South 70° 31' 48" West, 280.00 feet; thence North 00° 28' 12" West, 300.00 feet; thence North 23° 28' 12" West, 240.00 feet; thence South 82° 31' 48" West, 520.00 feet; thence North 29° 01' 40" West, 523.83 feet; thence North 68° 28' 12" West, 629.55 feet; thence North 14° 31' 48" East, 205.18 feet; thence North 10° 28' 12" West, 249.24 feet; thence North 80° 38' 06" West, 912.96 feet; thence North 61° 36' 54" West, 659.45 feet to the **POINT OF BEGINNING**.

Containing an area of 230.00 acres, more or less.

**END OF DESCRIPTION**

Roddy Ranch  
 Job No. 953.2  
 January 22, 1999  
 Sheet 1 of 2

X:\953\ADMIN\021116EXH.DOC



**McGILL MARTIN SELF, Inc.**

*Civil Engineering    Land Planning    Surveying*  
*Community Development    Public Policy    Finance    Growth Management*

1500 Newell Avenue, Suite 700 Walnut Creek, CA (925) 988-9188

C.9

Recorded at the request of:  
Contra Costa County  
Public Works Department  
Return to:  
Public Works Department  
Engineering Services

47923

**THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA**

Adopted this Order on January 26, 1999, by the following vote:

**AYES:** SUPERVISORS GIOIA, UTKEMA, GERBER, DeSAULNIER AND CANCIAMILLA

**NOES:** NONE

**ABSENT:** NONE

**ABSTAIN:** NONE

**RESOLUTION NO.99/37**

**SUBJECT:** Authorizing Acceptance of Instruments.

IT IS BY THE BOARD ORDERED that all of the following instruments, for several properties, are hereby ACCEPTED:

<u>INSTRUMENT</u>	<u>REFERENCE</u>	<u>GRANTOR</u>	<u>AREA</u>
Grant Deed of Development Rights (Golf Course)	LP 982030 and MS 980006	Roddy Ranch, L.L.C.	Antioch

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: January 26, 1999  
PHIL BATCHELOR, Clerk of the Board  
of Supervisors and County Administrator

By Mamoon Parkes Deputy

RL JD:mw  
G:\Gp\Data\EngSve\BO\1999\BO 1-26-99.doc

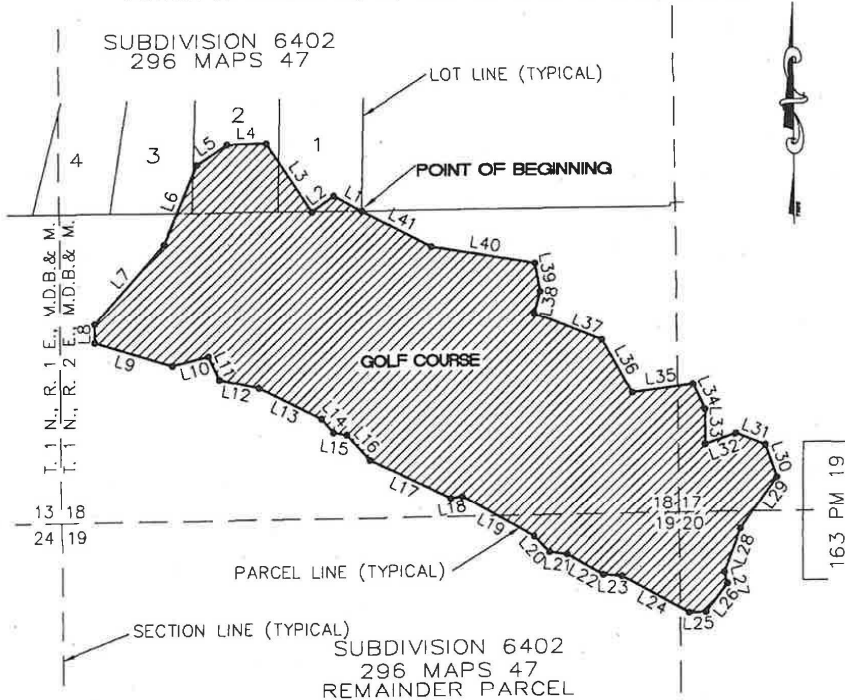
Originator: Public Works (ES)  
Contact: Rich Lierly (313-2348)

cc: Recorder (via Clerk) then PW Records  
Current Planning, Community Development

**END OF DOCUMENT**

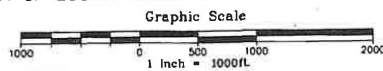
**EXHIBIT "B" 47923**  
**GRANT DEED OF DEVELOPMENT RIGHTS**  
**AREA DESCRIPTION - GOLF COURSE PARCEL**  
**(MS 98-0006)**

PORTION OF SECTIONS 17, 18, 19, & 20, T.1 N, R.2 E, M.D.B. & M.



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N61°36'54"W	276.66	L22	S60°24'54"E	358.97
L2	S53°31'48"W	232.39	L23	S85°24'54"E	160.00
L3	N33°58'12"W	710.32	L24	S60°59'41"E	650.00
L4	S89°31'48"W	338.10	L25	N89°31'48"E	144.38
L5	S55°31'48"W	310.04	L26	N37°05'32"E	300.70
L6	S22°04'52"W	732.21	L27	N14°40'33"W	100.00
L7	S40°31'48"W	910.00	L28	N20°33'01"E	400.00
L8	S00°28'12"E	160.00	L29	N35°15'58"E	551.18
L9	S72°46'27"E	686.94	L30	N19°28'12"W	297.48
L10	N75°31'48"E	311.69	L31	N68°28'12"W	275.00
L11	S24°28'12"E	220.00	L32	S70°31'48"W	280.00
L12	S77°28'12"E	345.00	L33	N00°28'12"W	300.00
L13	S63°38'40"E	607.10	L34	N23°28'12"W	240.00
L14	S40°56'46"E	154.91	L35	S82°31'48"W	520.00
L15	S80°42'01"E	116.79	L36	N29°01'40"W	523.83
L16	S42°06'49"E	297.43	L37	N68°28'12"W	629.55
L17	S63°24'54"E	765.02	L38	N14°31'48"E	205.18
L18	N80°35'06"E	100.00	L39	N10°28'12"W	249.24
L19	S60°24'54"E	716.20	L40	N80°38'06"W	912.96
L20	S42°43'28"E	191.87	L41	N61°36'54"W	659.45
L21	S82°43'55"E	153.54			

CONTAINING AN AREA OF 230.00 ACRES ±



COUNTY OF CONTRA COSTA  
 STATE OF CALIFORNIA

SHEET 2 OF 2

**McGILL MARTIN SELF, INC.**  
 Civil Engineering Land Planning Surveying



1500 Newell Avenue, Suite 700  
 Walnut Creek, CA 94596-5180  
 Tel: 925.988.9188  
 Fax: 925.988.0170

FILE NO. \P\9532\PARCELA.DWG 1-22-99